

ARDMORE COMMONS

Ardmore, Oklahoma

ROSS
DRESS FOR LESS

BOOT BARN

petco



DOLLAR TREE

T Mobile

SALLY BEAUTY



Bath
& Body
Works

GameStop

OneMain Financial

HIBBETT
SPORTS

LESLIE'S

maurices



McALISTER'S
DELI

SHOE
sensation

Dominant 137,786 SF Power Center | 85% Occupied | Pro-Forma 8.90% Cap Rate

12th Ave | 11,800 VPD

SUMMIT RE

Ardmore Commons

2401 12th Ave NW
Ardmore, OK 73401

OFFERING SUMMARY

Price	\$21,150,000
Cap Rate	7.60%
Net Operating Income	\$1,607,487
Proforma Cap Rate	8.90%
Proforma Net Operating Income	\$1,954,488
Price PSF	\$153.50
Occupancy	84.7%
Year Built	2008
Gross Leasable Area	137,786 SF
Lot Size	15.38 Acres



INCOME & EXPENSES		CURRENT	PSF
Base Rent - Occupied Space	85%	\$1,766,399	\$12.82
Base Rent - Lease Up Space	15%	\$0.00	\$0.00
GROSS POTENTIAL RENT		\$1,766,399	\$12.82
Expense Reimbursements			
Real Estate Taxes		\$140,868	\$1.02
Insurance		\$68,281	\$0.50
CAM		\$125,494	\$0.91
Management Fee		\$16,521	\$0.12
Total Expense Reimbursements		\$351,164	\$2.55
GROSS POTENTIAL INCOME		\$2,117,563	\$15.37
EFFECTIVE GROSS INCOME		\$2,117,563	\$15.37
Expenses			
Real Estate Taxes		(\$194,122)	(\$1.41)
Insurance		(\$97,571)	(\$0.71)
CAM		(\$154,882)	(\$1.12)
Management Fee	3.00%	(\$63,500)	(\$0.46)
Total Expenses		(\$510,075)	(\$3.70)
NET OPERATING INCOME		\$1,607,487	\$11.67

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 For Financing Options Contact: [PEAK CAPITAL HERE](#)

EXPENSES	CURRENT	PSF
Real Estate Taxes	\$194,122	\$1.41
Insurance	\$97,571	\$0.71
Total CAM	\$154,882	\$1.12
Management Fee	3.00% \$63,500	\$0.46
TOTAL EXPENSES	\$510,075	\$3.70



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 Access to Rent Roll. Email Signed CA to
HLambert@Summitre.io**

INCOME & EXPENSES		CURRENT	PSF
Base Rent - Occupied Space	85%	\$1,766,399	\$12.82
Base Rent - Lease Up Space	15%	\$330,751	\$2.40
GROSS POTENTIAL RENT		\$2,097,150	\$15.22
Expense Reimbursements			
Real Estate Taxes		\$179,109	\$1.30
Insurance		\$87,502	\$0.64
CAM		\$156,004	\$1.13
Management Fee		\$34,527	\$0.25
Total Expense Reimbursements		\$457,142	\$3.32
GROSS POTENTIAL INCOME		\$2,554,292	\$18.54
Vacancy Factor	3.00%	(\$76,629)	(\$0.56)
EFFECTIVE GROSS INCOME		\$2,477,663	\$17.98
Expenses			
Real Estate Taxes		(\$194,122)	(\$1.41)
Insurance		(\$97,571)	(\$0.71)
CAM		(\$154,882)	(\$1.12)
Management Fee	3.00%	(\$76,600)	(\$0.56)
Total Expenses		(\$523,175)	(\$3.80)
NET OPERATING INCOME		\$1,954,488	\$14.18

EXPENSES	CURRENT	PSF
Real Estate Taxes	\$194,122	\$1.41
Insurance	\$97,571	\$0.71
Total CAM	\$154,882	\$1.12
Management Fee	3.00% \$76,600	\$0.56
TOTAL EXPENSES	\$523,175	\$3.80



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DBA	Dollar Tree
Locations	9,00+ Locations
Description	Dollar Tree is a discount variety store offering everyday essentials, household goods, cleaning supplies, snacks, party supplies, seasonal décor, school items, health and beauty products, and more at budget-friendly prices. With a broad mix of practical items and rotating seasonal merchandise, Dollar Tree is a convenient stop for quick errands, event supplies, small gifts, and affordable basics.

T Mobile

DBA	T-Mobile
Locations	6,500+ Locations
Description	T-Mobile provides wireless phone service, smartphones, tablets, accessories, and mobile plan support for individuals, families, and businesses. Customers can shop for new devices, upgrade phones, explore service plans, add lines, and get help with account questions. The store offers a convenient place to compare options, manage wireless needs, and stay connected with reliable mobile service.

SALLY BEAUTY

DBA	Sally Beauty
Locations	3,700+ Locations
Description	Sally Beauty is a beauty supply store offering professional-quality hair, nail, skincare, and salon products for both licensed stylists and everyday customers. The store carries hair color, styling tools, shampoos, conditioners, nail supplies, lashes, cosmetics, and beauty accessories. With a wide product selection and helpful staff, Sally Beauty is a go-to spot for at-home beauty care and salon-inspired results.



DBA	Wingstop
Locations	3,000+ Locations
Description	Wingstop is a casual restaurant known for cooked-to-order wings, tenders, fries, dips, and bold signature flavors. Guests can choose from a variety of sauces and dry rubs, with options ranging from mild and savory to sweet, smoky, or spicy. Wingstop is a convenient choice for lunch, dinner, takeout, delivery, game-day meals, and group orders.



DBA	Bath & Body Works
Locations	2,500+ Locations
Description	Bath & Body Works offers a wide selection of personal care, fragrance, and home scent products, including body lotions, shower gels, fine fragrance mists, candles, hand soaps, sanitizers, and wallflower refills. The store is known for seasonal scents, gift sets, and frequent promotions, making it a popular stop for everyday self-care, home fragrance, and easy gift ideas.



DBA	GameStop
Locations	2,200+ Locations
Description	GameStop is a video game and entertainment retailer offering new and pre-owned video games, gaming consoles, accessories, collectibles, trading cards, and pop culture merchandise. The store carries products for popular gaming systems, along with controllers, headsets, digital currency, and exclusive collectibles. GameStop is a convenient place for gamers to shop, trade in items, explore new releases, and find gifts for fans of gaming and entertainment.



DBA	Ross Dress for Less
Locations	1,900+ Locations
Description	Ross Dress for Less is an off-price retail store offering brand-name and designer styles at discounted prices. Shoppers can find clothing, shoes, accessories, home décor, bedding, bath items, luggage, beauty products, and seasonal merchandise for the whole family. With new deals arriving regularly, Ross is a popular stop for customers looking to refresh their wardrobe, decorate their home, or discover everyday bargains at a great value.



DBA	Petco
Locations	1,500+ Locations
Description	Petco is a pet supply store offering food, treats, toys, habitats, grooming essentials, and everyday care products for dogs, cats, fish, birds, reptiles, and small animals. The store carries a wide variety of trusted pet brands, along with services such as grooming, training, and helpful guidance for pet parents. Petco is a convenient destination for keeping pets healthy, happy, and well cared for, whether customers are shopping for daily essentials, specialty items, or seasonal pet products.

OneMain Financial

DBA	OneMain Financial
Locations	1,300+ Locations
Description	OneMain Financial provides personal loan services designed to help customers manage expenses, consolidate debt, make major purchases, or handle unexpected financial needs. The branch offers one-on-one support throughout the loan process, with team members available to explain options, payments, and terms. OneMain Financial focuses on making personal lending more accessible through personalized service, clear communication, and flexible loan solutions for a variety of financial situations.

HIBBETT SPORTS

DBA	Hibbett
Locations	1,000+ Locations
Description	Hibbett is a sporting goods and athletic footwear store offering shoes, apparel, and accessories for men, women, and kids. The store carries popular athletic and lifestyle brands, including sneakers, performance shoes, team sports gear, workout clothing, hats, bags, and seasonal fan apparel. Hibbett is a convenient stop for shoppers looking for everyday sneakers, athletic essentials, sports equipment, and the latest casual styles.



DBA	Leslie's
Locations	900+ Locations
Description	Leslie's is a pool and spa supply store offering products and services to help customers care for, clean, and maintain their pools and hot tubs. The store carries pool chemicals, cleaning tools, pumps, filters, heaters, covers, floats, accessories, and water testing supplies. With helpful staff and in-store water testing, Leslie's makes it easier for homeowners to keep their water balanced, equipment running properly, and outdoor spaces ready to enjoy throughout the season.

maurices

DBA	maurices
Locations	900+ Locations
Description	Maurices is a women's clothing store offering stylish, comfortable fashion for everyday wear, work, weekends, and special occasions. The store carries a variety of apparel including jeans, tops, dresses, sweaters, jackets, shoes, and accessories, with options for a range of sizes and personal styles. Maurices is a convenient place to find affordable outfits, seasonal trends, wardrobe basics, and friendly styling help in a relaxed shopping environment.



DBA	Palm Beach Tan
Locations	650+ Locations
Description	Palm Beach Tan offers sunbed tanning, spray tanning, skincare, and select wellness services designed to help guests maintain a year-round glow. With options for different tanning levels, spray tan shades, memberships, and self-care add-ons, it's a convenient choice for anyone looking for a customized tanning experience. The salon provides a clean, professional environment with trained staff who can help guests choose the right service for their skin tone, schedule, and desired look.



DBA	McAlister's Deli
Locations	580+ Locations
Description	McAlister's Deli is a casual restaurant known for fresh, flavorful meals served in a relaxed and welcoming setting. The menu features handcrafted sandwiches, crisp salads, hearty soups, giant spuds, wraps, desserts, and McAlister's Famous Sweet Tea. Whether guests are stopping in for a quick lunch, picking up dinner for the family, or ordering catering for a meeting or event, McAlister's offers convenient options for a variety of appetites.



DBA	Boot Barn
Locations	535+ Locations
Description	Boot Barn offers a wide selection of western and workwear essentials, including cowboy boots, work boots, western apparel, hats, belts, accessories, and gear for men, women, and kids. The store carries trusted western and work brands, making it a convenient stop for ranch wear, jobsite footwear, casual country style, and durable everyday clothing.



DBA	Shoe Sensation
Locations	240+ Locations
Description	Shoe Sensation is a family footwear store offering shoes for women, men, and kids, including athletic shoes, casual sneakers, boots, sandals, dress shoes, work shoes, and seasonal styles. The store carries popular brands such as Nike, Skechers, Adidas, Under Armour, HEYDUDE, Puma, and Fila, with new arrivals and deals available throughout the year.



DBA	RibCrib BBQ
Locations	60+ Locations
Description	RibCrib BBQ serves up hickory-smoked barbecue favorites including ribs, brisket, pulled pork, smoked sausage, hot links, chicken, wings, sandwiches, BBQ plates, loaded spuds, and homestyle sides. It's a casual spot for hearty BBQ meals, takeout, delivery, and family-style party packs in Ardmore.



DBA	Santa Fe Cattle Company
Locations	13 Locations
Description	Santa Fe Cattle Company is a casual dining steakhouse concept serving hand-cut steaks, ribs, fajitas, burgers, fresh-baked rolls, homemade sides, and Southwest-inspired dishes. The Ardmore restaurant is one of the company's Southeast and Midwest locations.



DBA	A.S.A.P. / Ardmore Ship & Print
Locations	1 Location
Description	A.S.A.P. / Ardmore Ship & Print is a local packing, shipping, printing, and business services center located at 2401 12th Ave. NW, Suite 117, Ardmore, OK 73401. They offer convenient services including package shipping, professional packing, printing, copying, business cards, flyers, brochures, banners, mailbox rental, faxing, scanning, shredding, passport photos, office supplies, and U-Haul rental support.



DBA	Sakura
Locations	1 Location
Description	Sakura in Ardmore, OK is a local Japanese and sushi restaurant located at 2401 12th Ave. NW #104G, Ardmore, OK 73401. Sakura offers a flavorful menu featuring sushi rolls, hibachi entrées, teriyaki, tempura, katsu, Japanese fried rice, noodles, appetizers, and lunch specials. It's a convenient spot for fresh Japanese favorites, dine-in-style meals, and takeout in Ardmore.

- 85% Occupied 137,786 SF Power Center Located in the Heart of Ardmore, OK
- Value-Add Opportunity | Pro-Forma 8.90% Cap Through Leasing 2 Vacancies & Converting Hibbett to Paying Full Rent (See Page 7 for More Details)
- Property Includes the Power Center Along with Three Pads Separately Parceled That Can Be Spun Off at Lower Cap Rates | 6 Tenant McAlister's Drive-Thru Strip, Single Tenant RibCrib BBQ & Single Tenant Santa Fe Cattle Co.
- Dynamic Mix of National & Regional Tenants | Over 74% Leased to Nationally Recognized Tenants & 60% of the GLA Has Been There for 10+ Years Demonstrating Long-Term Commitment to the Site
- Offered at Only \$154/SF
- Ardmore Commons has a Competitive Advantage Over Nearby Shopping Centers due to the Immediate Access to I-35 & 1,200 Feet of Frontage on 12th Ave NW – the Main East/West Artery in Town
- Ardmore is the Midway Point on I-35 Between Dallas & Oklahoma City – 2 Extremely High-Growth MSAs in the U.S.
- National Retailers in the Immediate Area Include Lowe's, Albertson's, Academy Sports & Outdoors, Walmart Supercenter, Old Navy, Five Below, Burlington, PetSmart, Chick-Fil-A, Starbucks, Hobby Lobby, TJ Maxx, Ulta Beauty, JCPenney, Aaron's, Planet Fitness, & Many More





12th Ave | 11,800 VPD

ARDMORE, OK

OVERVIEW

Ardmore, Oklahoma is a regional hub in south-central Oklahoma and the county seat of Carter County, serving as an important center for commerce, healthcare, retail, logistics, and community services. With an estimated population of just over 25,000 residents, Ardmore offers the accessibility and amenities of a larger market while maintaining the character and convenience of a smaller city. Its position along the Interstate 35 corridor, approximately midway between Oklahoma City and the Dallas–Fort Worth area, gives the city strong regional connectivity and makes it a practical stop for travelers, residents, businesses, and distribution-oriented users.

Ardmore's economy is supported by a diverse mix of industries, including healthcare, energy, manufacturing, distribution, retail, and local services. The city benefits from a strong employment base and a strategic location that has attracted major distribution and industrial activity, including operations connected to companies

such as Best Buy, Dollar Tree, Dollar General, Michelin, and Valero. The Ardmore Chamber of Commerce and local economic development organizations continue to support business growth, workforce development, and long-term investment throughout the surrounding south-central Oklahoma region.

In addition to its business advantages, Ardmore offers a high quality of life with access to shopping, dining, schools, healthcare, entertainment, and outdoor recreation. The area is known for nearby natural attractions such as Lake Murray State Park, Oklahoma's first and largest state park, as well as the Arbuckle Mountains and other regional recreation destinations. This combination of transportation access, economic diversity, retail activity, and lifestyle amenities positions Ardmore as a stable and attractive market for residents, visitors, employers, and investors.



	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	3,588	23,282	27,944
2025 Population	3,619	24,185	28,881
2030 Population Projection	3,683	24,767	29,544
Annual Growth 2020-2025	0.20%	0.80%	0.70%
Annual Growth 2025-2030	0.40%	0.50%	0.50%
Median Age	40.2	40.1	40.2
Bachelor's Degree or Higher	18%	20%	21%
POPULATION BY RACE			
White	2,280	14,600	17,827
Black	306	2,218	2,404
American Indian/Alaskan Native	271	2,182	2,675
Asian	158	422	516
Hawaiian & Pacific Islander	1	43	47
Two or More Races	604	4,721	5,411
Hispanic Origin	301	2,620	2,898
HOUSING			
Median Home Value	\$184,014	\$174,758	\$185,085
Median Year Built	1981	1967	1972

Demographic data © CoStar 2023

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	1,602	9,422	11,142
2025 Households	1,612	9,765	11,500
2030 Household Projection	1,641	9,998	11,763
Annual Growth 2020-2025	-0.10%	0.10%	0.10%
Annual Growth 2025-2030	0.40%	0.50%	0.50%
Owner Occupied Households	777	5,632	6,962
Renter Occupied Households	864	4,365	4,801
Avg Household Size	2.1	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$38.4M	\$256.9M	\$313.5M
INCOME			
Avg Household Income	\$64,658	\$74,648	\$77,758
Median Household Income	\$47,121	\$52,822	\$55,630
< \$25,000	386	2,105	2,401
\$25,000 - 50,000	508	2,578	2,898
\$50,000 - 75,000	252	1,681	1,981
\$75,000 - 100,000	162	1,021	1,220
\$100,000 - 125,000	105	748	904
\$125,000 - 150,000	69	547	704
\$150,000 - 200,000	86	651	808
\$200,000+	45	434	584

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SHOWINGS: All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.

Agency Representation Information

THIS IS NOT A CONTRACT OR AGENCY AGREEMENT

Who Do Real Estate Agents Represent in a Real Estate Transaction? Oklahoma law requires every Real Estate Agent to clearly disclose to all parties in a real estate transaction which party(ies) he or she is representing. Real Estate Agents typically represent Sellers but can also represent Buyers as well as both Buyers and Sellers.

What Does It Mean to Represent a Seller? A Real Estate Agent who enters into an agreement to sell property for an owner is known as the “Listing Agent” or “Agent for the Seller.” A Listing or Seller’s Agent represents the Seller in the transaction. That means that the Listing or Seller’s Agent’s primary duty is to protect and promote the interests of the Seller. As a Buyer not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Seller or the Seller’s Agent since that Seller’s Agent has a duty to pass that information on to the Seller. Confidential information may include the Buyer’s real estate needs or motivations, the highest price the Buyer is willing to offer, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent a Buyer? A Real Estate Agent who enters into an agreement to only represent the Buyer in a real estate transaction is known as the “Buyer’s Agent.” A Buyer’s Agent represents the Buyer in the transaction. That means that the Buyer’s Agent may assist the Seller who is not represented in selling the property, or deal with the Seller’s Agent, but the Buyer’s Agent’s primary duty is to protect and promote the interests of the Buyer. As a Seller not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Buyer or the Buyer’s Agent since that Buyer’s Agent has a duty to pass that information on to the Buyer. Confidential information may include the Seller’s reason or motivation for selling, the lowest price the Seller will accept, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent Both Seller and Buyer? A Real Estate Agent who enters into an agreement to represent the Seller and also enters into an agreement to represent the Buyer in the same transaction is known as a “Dual Agent.” A Dual Agent most frequently occurs when a Real Estate Agent, or agents within the same real estate firm, represent both Seller and Buyer in the same transaction. Both Seller and Buyer must have given their written consent to such dual representation prior to or at the time of execution of any Agency Agreement, Listing Agreement or Real Estate Contract. Both Seller and Buyer should be aware that a possible conflict of interest may exist in this type of representation. A Dual Agent limits the duties described above in representing the Seller and Buyer by written agreements found in the Agency Agreement, Listing Agreement or Real Estate Contract. For instance, when representing both Seller and Buyer the Dual Agent would not disclose to one party confidential information obtained from the other party.

Exclusively Listed



SummitRE.io

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